

FOR SALE

4, Renfrew Close, Hawkley Hall, WN3 5QF

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Spacious 3 bed semi-detached family home boasting large south facing gardens

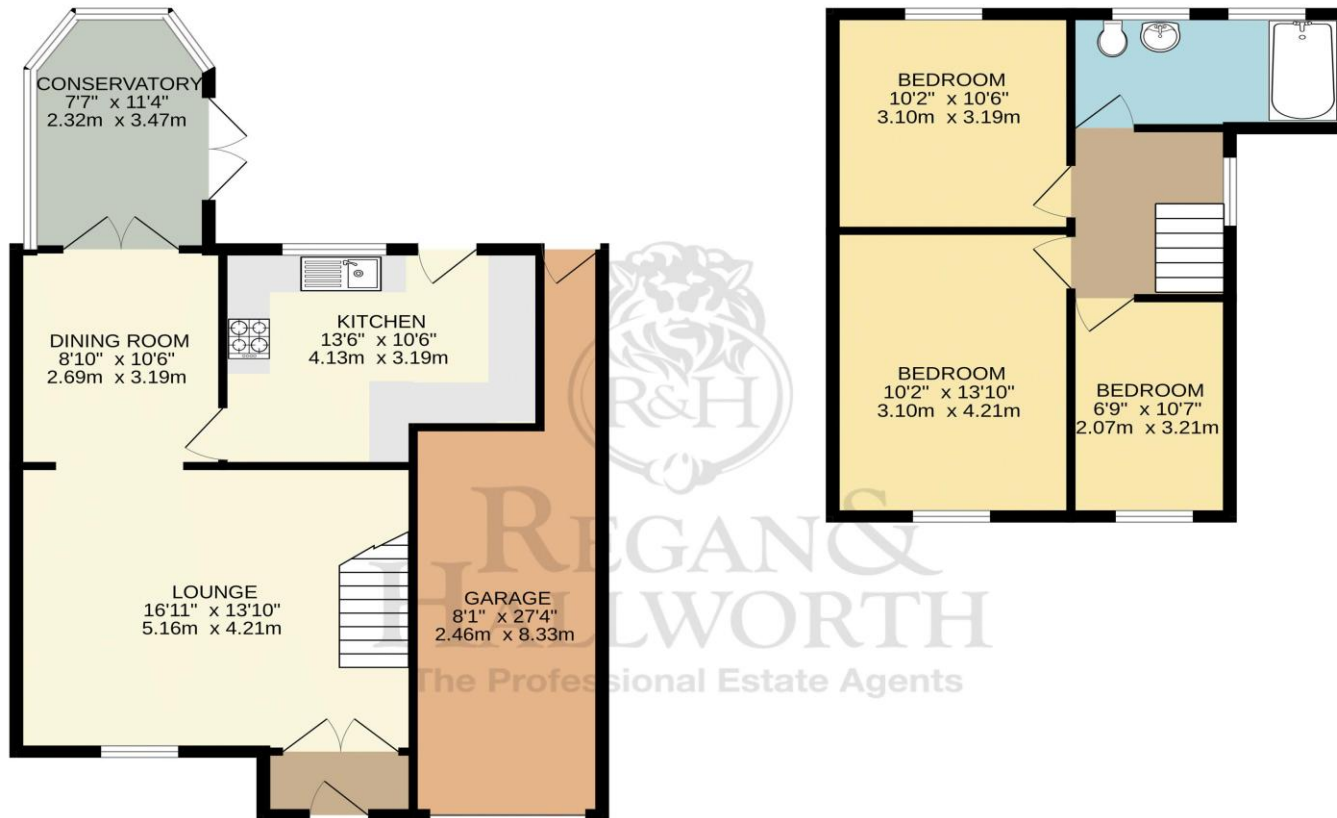


- Spacious 3 bed semi-detached house
- Large south facing mature gardens
- Ample parking & large attached garage
- Extended kitchen & bathroom
- Gas central heating / Double glazing
- Walk to shops, schools & Scotsman Flash
- 5 mins drive to M6 motorway
- 1171 SQ.FT.

Tucked away within the peaceful cul-de-sac of Renfrew Close in the ever-popular Hawkley Hall, this spacious, extended three-bedroom semi-detached home presents an ideal opportunity for families and professionals alike. Enjoying a quiet residential setting, the property offers a welcome sense of privacy while remaining conveniently close to a wide range of local amenities. Within easy walking distance are local shops and well-regarded schools, along with larger retail outlets nearby. The M6 motorway is just a five-minute drive away, providing excellent transport links for commuters. For those who enjoy the outdoors, the scenic Scotsman's Flash is close by, offering waterside leisure opportunities and pleasant canal-side walks. Internally, the home offers generous and versatile living spaces, ideal for buyers looking to add their own personal touch. The accommodation includes a spacious lounge and dining area, with patio doors leading into a large conservatory at the rear, creating a bright and airy additional reception space overlooking the garden. The extended kitchen is well-designed and functional, offering ample storage and workspace. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom, which has also been enhanced by the extension. Externally, the property benefits from a good-sized rear garden that enjoys sunny south facing aspects, perfect for outdoor entertaining during the warmer months. The front garden is neatly maintained, and a private driveway provides off-road parking for up to three vehicles. A practical porch adds further convenience, while the attached garage, running the full length of the property, offers excellent storage or potential for conversion, subject to the relevant permissions. This is a superb opportunity to acquire a well-located home offering space, comfort, and lifestyle appeal. Early viewing is highly recommended.







TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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